



Flixton View, Oulton - NR32 3GZ



Flixton View

Oulton, Lowestoft

Situated in a tucked away setting just to the North of Oulton Broad, this EXECUTIVE DETACHED HOME can be found with a flawless interior giving a living space measuring over 3300 Sq. Ft (stms). Accommodation is split over three floor with an inviting OPEN PLAN living space being the centre piece of the ground floor hosting the KITCHEN with INTEGRATED APPLIANCES and DINING ROOM with rolling FIELD VIEWS BEYOND. Off from the kitchen both a UTILITY ROOM and WC can be found with internal access to the DOUBLE GARAGE with the SITTING ROOM coming off to the other side hosting a red brick fireplace and SNUG SITTING ROOM just behind backing onto fields. A total of SIX DOUBLE BEDROOMS can be found on the first and second floor, all having use of the FOUR PIECE family bathroom, four piece EN-SUITE and second floor SHOWER ROOM. The WEST FACING rear garden, like the rest of the home, is presented in immaculate order offering a large GARDEN TERRACE and BBQ ENTERTAINMENT AREA.



- Exclusive Detached Town House
- Over 3300 Sq. Ft Of Living Space (stms)
- Multiple Dual Facing Aspects With Field Views
- Large Open Plan Living Spaces With Three Reception Rooms
- Six Double Bedrooms Across Two Floors
- Four Piece Family Bathroom & En-Suite with Extra Shower Room & WC
- Manicured West Facing Garden With Terrace & BBQ Area
- Large Driveway With Double Garage

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

Oulton is a rural village which enjoys countryside walks, a Church and excellent access the Blickling Estate. The historic market town of Aylsham is a short drive away offering a variety of shops from high street to quaint boutiques. Convenient banking, leisure facilities and schooling for all age groups are close by. Road links lead to Holt, Cromer and to Norwich City Centre. The Bure valley railway and pleasant country and riverside walks can also be enjoyed.



SETTING THE SCENE

The property can be found tucked away right at the very edge of this exclusive development with a large shingle frontage initially meeting you giving additional off road parking space whilst a brick weave driveway sits in front of the double garage and main access door to the property with a tiled and pitched awning above.

THE GRAND TOUR

Stepping inside you will first be met with a generously sized entrance lobby complete with solid stone flooring, stairs for the first floor, handy storage cupboard and wooden French doors opening into the main living space backing onto the fields beyond. A brilliant open plan living space emerges in the form of the kitchen and dining room with a dual facing aspect allowing natural light to flood the room from every angle. This space has continuation of the same flooring from the hallway where a wide array of wall and base mounted storage units emerge with solid granite worktops and multiple integrated appliances fitted around the kitchen room for a formal dining table can be found whilst the very rear of the property offers a cosier family setting with double glazed French doors taking onto the rear garden terrace. Through the front of this space is access to a generous utility room with plumbing for appliances with a two piece WC sat just next door and access door taking you into the garage internally. The sitting room sits off from the side with a 24' dual aspect. The space has been fitted with all high quality floor coverings in a herringbone pattern featuring an exposed red brick fireplace housing a wood burning fire with solid wooden beam and red brick hearth below. Just off from the sitting room is a snug sitting area perfectly positioned to enjoy the rolling field views beyond the property. This space could be used as a playroom or potential home office if desired.

The first floor landing splits to allow access into three of the double bedrooms as well as a generously sized double storage wardrobe and the four piece family bathroom suite with a predominantly tiled surround, vanity storage with his and her sinks, large walk in shower and roll top bath. The larger of the double bedrooms on this floor comes to the right hand side of the property with French doors opening onto a terrace balcony overlooking the farmed fields beyond allowing the occupants to fully appreciate this unique setting. The bedroom itself is large enough to fit a large double bed with further storage solutions whilst a walk in wardrobe sits just

off from the main bedroom space. A 16' en-suite bathroom sits just beyond this with all solid stone surround. The four piece suite features a walk in shower and raised jacuzzi bath with his and hers sinks again. Two further double bedrooms can be found on the adjacent side of the property with the slightly smaller coming to the front of the home, again with herringbone flooring - the space currently serves as a home office while just next door is a further double bedroom with all carpeted flooring with views over the fields beyond and ample floor space for additional soft furnishings.

The second floor landing splits to allow access into three further bedrooms as well as a three piece shower room complete with part vaulted ceilings and Velux windows. This space also offers vanity storage with a walk in shower cubicle. The two smaller of the bedrooms come towards the front of the home again with the bedroom to the left occupying a dual facing aspect with vaulted ceilings. This space benefits from direct access into eaves storage with more than enough space for a large bed and multiple soft furnishings. The smaller of the three rooms on this floor again occupies a dual facing aspect with field views offering carpeted floor space large enough for a double bed with additional storage. The largest of the bedrooms on this floor comes at the very rear of the home with a triple aspect and tall vaulted ceilings - this large open space can be very versatile in its use as the more generous bedroom within the home.







THE GREAT OUTDOORS

Externally, the rear garden occupies the perfect position to fully immerse yourself in the surroundings of this home with a west facing aspect to fully appreciate the setting sunshine. A high quality hard wearing patio terrace emerges as you exit from the kitchen/dining area with ample space to entertain friends and families. An open lawn space emerges from this with colourful planting borders to the sides and additional outside entertainment and BBQ area with vaulted ceilings and external power.

FIND US

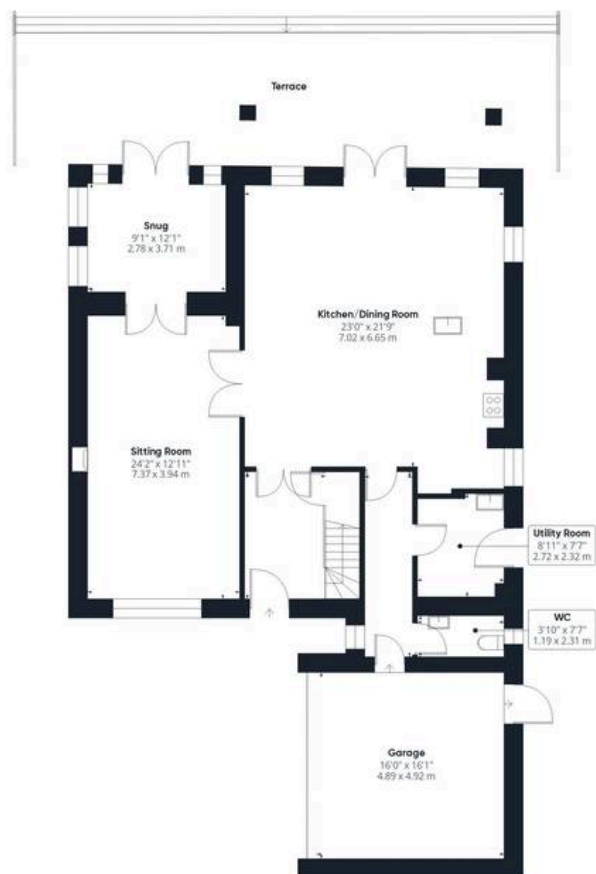
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

3398 ft²

315.7 m²

Balconies and terraces

104 ft²

9.7 m²

Reduced headroom

101 ft²

9.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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